

KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
February 10, 2015

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on February 10, 2015.

MEMBERS PRESENT

James A. Chandler, Chairman
Mark G. Oerther, Vice Chairman
Mitch D. Buchanan
Edward "Neal" Tong
Robert P. Johnson
Ken Fister
Welford "Bud" Wenk

OCCUPATIONS AND PROFESSIONS STAFF

Diana Jarboe, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General

GUESTS

Steve Keeney, PLI 4U

MEMBERS ABSENT

Kevin Farris

CALL TO ORDER

Mr. Chandler called the meeting to order at 10:19 a.m.

MINUTES

A motion was made by Mr. Fister to approve the meeting minutes from January 13, 2015. Mr. Wenk seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for January 2015 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 364 licensed Home Inspectors.

BOARD COUNSEL REPORT

Mr. Judy announced the following regulations were effective February 6, 2015:

815 KAR 6:001

815 KAR 6:010

815 KAR 6:030

815 KAR 6:090

815 KAR 6:100

Mr. Judy also notified the Board that the language which requires all Pre-Licensing programs to be provided in person and NOT online was not included in the current draft of 815 KAR 6:040 but can be drafted and included after LRC approval of the current version.

OCCUPATIONS AND PROFESSIONS REPORT

Ms. Jarboe reported the current events of O&P including a new Board Attorney for O&P, Michael Head, Parking restrictions at the Office of Occupations and Professions, continued work and reporting of problems for the new database and online license renewal system, a reminder notice regarding upcoming Memorandum of Agreements to be issued to all Boards, and the planned date of return for Administrative Section Supervisor, Robin Vick is March 2, 2015.

OLD BUSINESS

Mr. Johnson presented the Board members with the final version to the brochure. The Board members again made changes that Mr. Johnson will complete. Mr. Johnson will send the final brochure to Ms. Jarboe who will ensure that it is posted to the Board's website. Mr. Wenk motioned for the final brochure to be emailed to all Home Inspectors, Mr. Buchanan seconded the motion and the motion carried.

Mr. Buchanan motioned for the Board to issue a request for proposal for a Board investigator, including the following:

Investigative experience required

A background in construction trades required

The contract shall not exceed \$6000.00. Investigative services will be paid at an hourly rate of \$75.00. Travel expenses will be reimbursed (lodging, meals, etc.) with original receipts and mileage will be reimbursed at the current KY state rate (subject to change quarterly) up to \$1000.00. Miscellaneous expenses (postage, copy charges, supplies, etc.) will be reimbursed up to \$500.00.

Mr. Wenk seconded the motion and the motion carried.

NEW BUSINESS

Mr. Chandler initiated a conversation about the possibility of the Board moving back to the Department of Housing, Building, and Construction. Mr. Chandler stated reasons for moving include the professional identity of Home Inspectors and the public's perception of the industry since the Board is separate from the other relative trades within DHBC. Mr. Johnson motioned for the Board to appoint a committee consisting of Mr. Wenk, Mr. Chandler, Mr. Tong and also Mr. Buchanan, as an alternate when needed. Mr. Wenk seconded the motion and the motion carried. Mr. Chandler will contact the DHBC Commissioner ASAP to inquire what options the Board has for the current legislative session or the next in 2016.

Mr. Chandler made the following appointments:

Complaints Committee – Mr. Buchanan to join Mr. Oerther and Mr. Farris

Education Committee – Mr. Johnson and Mr. Tong to join Mr. Fister.

Applications Committee – all remaining/available Board members.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

InterNACHI continuing education courses approved -

Residential Structural Design for Home Inspectors

How to Inspect Fireplaces, Stoves, Chimneys

InterNACHI continuing education courses denied for not being relative to the licensure laws or the practice of home inspectors in Kentucky –

Green Building Inspection

How to Perform Energy Audits

Mr. Johnson seconded the recommendation of the Committee and it passed.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Initial licensure applications to be approved – Daniel Carroll.
- Initial Licensure application deferred, additional field training information requested – Dan Bosse.

- Renewal applications to be approved – Patrick Fitzwater, Michael Craig Gordon, John Kline, Jeffrey Todd Martin, Roger Roseberry, and Timothy Fifield.
- Renewal application approved pending receipt of a dated signature on the application – Steven Collins
- Renewal applications approved pending receipt of additional \$250.00 – Gregory Anderson and Eric Smith.

Mr. Buchanan seconded the Committee's recommendations and the motion carried.

COMPLAINTS COMMITTEE

The Complaints Committee motioned to dismiss agency case 2015-01, Mr. Fister seconded the motion and the motion passed.

Mr. Buchanan motioned for the Board to begin a closed session pursuant to KRS 61.810(1)(c) to discuss 14-KBHI-0251. Mr. Oerther seconded the motion and the motion carried. No Board action was taken during the closed session. At the end of the discussion, Mr. Oerther motioned for the Board to resume an open meeting session, Mr. Fister seconded the motion and the motion carried.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2014-01
- 2014-02
- 2014-07
- 14-KBHI-0251

TRAVEL AND PER DIEM

Mr. Wenk made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Fister, carried.

Mr. Fister motioned to approve the travel and per diem for Board business done on January 28, 2015. Mr. Wenk seconded the motion and the motion carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, March 10, 2015 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Tong made a motion to adjourn at 1:10p.m. The motion was seconded by Mr. Fister and carried.

Minutes prepared by Diana Jarboe on February 27, 2015.